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74 Bishopston Road

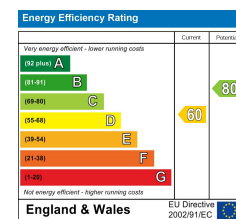
Bishopston, Swansea, SA3 3EN

Offers Over £580,000



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EPC



GENERAL INFORMATION

A fantastic four bedroom detached property which offers versatile living. Situated in the sought after location of Bishopston, within walking distance from the beaches of Caswell & Pwll-Ddu, also lying within the highly regarded Bishopston comprehensive school catchment areas. The accommodation briefly comprises: Entrance hallway, lounge, sitting room, WC, kitchen, utility room, dining room, large conservatory. To the first floor are four double bedrooms, master with en suite. Newly fitted family bathroom and loft stairs leading to a large L-shaped loft room. The property benefits from a generous front garden and side courtyard with parking for a couple of vehicles. To the rear, low maintenance gardens and patio areas connect to the living space effortlessly. EPC - D



FULL DESCRIPTION

Ground Floor

Entered via entrance door into:

Hallway

UPVC double glazed window to front. UPVC double glazed window to side. Storage cupboard. Two radiators, parquet flooring. Stairs to first floor. Doors leading into:

Lounge

5.36 x 4.34 (17'07" x 14'03")

Two UPVC double glazed windows to front. UPVC double glazed window to side. Gas burner with decorative feature surround. Radiator. Parquet flooring.

Sitting Room

3.94 x 4.47 max (12'11" x 14'08" max)

Spotlights. UPVC double glazed french doors into front garden. Radiator. Feature fireplace. Projector and monitor for home cinema. Parquet flooring.

WC

UPVC double glazed frosted glass window to side. Partly tiled. Wall mounted wash hand basin with mixer tap. Low level wc with dual flush. Radiator. Storage cupboard. Tiled flooring.

Kitchen

4.88 x 3.53 (16'00" x 11'07")

UPVC double glazed window to side. Spotlights. Partly tiled kitchen with a Range of base and wall units. Integrated dishwasher. Integrated fridge. Five ring 'Rangemaster' Classic Electric Range Cooker with Induction Hob with Rangemaster Chimney Cooker Hood in Cranberry. One and a half stainless steel sink with drainer and mixer tap. Dimmable Breakfast bar and ceiling spot lighting. Under cabinet lighting. Parquet flooring.

Utility Room

UPVC double glazed window to side. Door leading to outside area. Space for fridge/freezer. Plumbing for washing machine and tumble dryer. Radiator. Tiled flooring.

Dining Room

3.10 x 4.60 (10'02" x 15'01")

Spotlights. Three UPVC double glazed full height windows. UPVC double glazed french doors. Radiator. Parquet flooring.

Conservatory

5.23 x 5.64 max (17'02" x 18'06" max)

Full glass ceiling. Sliding door into outdoor area. Two radiators. Tiled flooring.

First floor Landing

UPVC double glazed window to front. Storage cupboard housing a VITODENS 111- high performance storage combi boiler that connects to a Honeywell Home thermostat allowing wireless control of the heating system. Access to loft with drop down ladder. Made to measure BlocOut Blackout Blinds. Two radiators. Doors leading to:

Bedroom

3.28 x 2.59 (10'09" x 8'06")

UPVC double glazed windows to front and side. Fitted wardrobes. Made to measure BlocOut Blackout Blinds.

Bedroom

3.28 x 2.67 (10'09" x 8'09")

UPVC double glazed windows to side and rear. Fitted wardrobes. Made to measure BlocOut Blackout Blinds. Radiator.

Family Bathroom

1.98 x 3.05 (6'06" x 10'00")

Spotlights. Under cupboard low level lighting (in addition to

spots). Fully tiled modern suite. Comprising of a fully tiled shower cubicle with Grohe rainfall shower head and powerful hand shower, Wall mounted wash hand basin with modern mixer tap, Low level WC with dual flush. Fully tiled bath. Radiator. Tiled flooring.

Bedroom

4.85 max x 3.02 (15'11" max x 9'11")

Two UPVC double glazed windows to front. Fitted wardrobes. Made to measure BlocOut Blackout Blinds. Radiator.

Master Bedroom

6.43 max x 4.85 (21'01" max x 15'11")

Two UPVC double glazed windows to side. UPVC double glazed window to rear. Radiator. Made to measure BlocOut Blackout blinds. Dressing area with floor to ceiling mirrored fitted wardrobes. Views across Gower and Cefn Bryn.

Master en suite

Wall mounted wash hand basin with mixer tap. Low level WC with dual flush. Walk in fully tiled shower cubicle. Grohe Freehander two rotating exposed shower head system in Chrome and powerful hand shower. Under cabinet and storage room lighting (in addition to spots). Radiator. Tiled flooring.

L-shaped loft room

9.17 max x 4.32 max (30'01" max x 14'02" max)

A spacious self contained office space perfect for working from home. Cat 5 connected and telephone line. Fitted desks

and shelving. Spotlights. Easily accessible eaves space fully boarded and insulated. Five velux' style windows. Plenty of eaves storage. Views across Gower and Cefn Bryn.

External

Front

Gated off road parking for a couple of vehicles. Area mainly laid to lawn with mature trees and shrubs. Patio area suitable for alfresco dining or child's play. Pathway leading to entrance door.

Rear

Enclosed patio area.

N.B.

CCTV with 7 cameras installed around the house
Security sensor floodlights front and back
Cat 5 cabling throughout house including the office space in the loft and down to the end of the front garden.
Ubiquiti system installed for seamless WiFi connection throughout house.
Outdoor storage areas
Integrated outdoor storage area and a purpose built
Outhouse with internal shelving and a surfboard rack. Both outdoor storage areas have internal electrics supplying double sockets and lighting.
BBQ area
Double socket electricity points at end of front garden, on the driveway and to the rear of the property

Tenure

Freehold

